

JASMINE HOME LOANS

4321 Random Boulevard • Somers, MA 54321

DATE ISSUED 09/12/2011 **LOAN ID #** 1330172608
 Your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on **09/26/2011** at 3:00 p.m. EST.

Loan Estimate

APPLICANTS James White and Jane Johnson
PROPERTY 456 Avenue A, Anytown, MA 12345

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT 7/1 Adjustable Rate
LOAN TYPE Conventional FHA VA _____

Key Terms		Can this amount increase <i>after</i> closing?	
Loan Amount	\$121,000	NO	
Interest Rate	3.75% for 7 years	YES	<ul style="list-style-type: none"> • Adjusts every year starting in year 8 • Can go as high as 9% in year 10 • See details on page 2
Monthly Loan Payment	\$647.10	YES	<ul style="list-style-type: none"> • Adjusts every year starting in year 8 • Can go as high as \$884 in year 10
Principal and Interest	\$560.38		
Mortgage Insurance	+ \$86.72		
Taxes and Insurance	see below		
		Can this amount increase <i>before</i> closing?	
Cash to Close	\$5,451	YES	• See details on page 2
Includes Settlement Costs	\$3,540		
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	

Projected Payments			
MONTHLY LOAN PAYMENTS			
YEARS 1-7	YEAR 8	YEAR 9	YEARS 10-30
\$647.10	\$740 max \$588 min	\$868 max \$588 min	\$884 max \$588 min
PLUS TAXES AND INSURANCE			
Estimated \$266 a month to start.			
<input checked="" type="checkbox"/> Escrow. Expect to pay \$913 for a total monthly payment to start (\$266 + \$647).			
<input type="checkbox"/> No escrow. You must pay your taxes and insurance separately from your loan payments.			

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$42,366	Total you will have paid in principal, interest, mortgage insurance and fees.
	\$12,007	Principal you will have paid off.
Annual Percentage Rate (APR)	4.85%	This is not your interest rate. This rate expresses your costs over the loan term.
Total Interest Percentage (TIP)	79.7%	This rate is the total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Visit www.consumerfinance.gov/futureurl for general information and tools.

Calculating Your Estimated Cash to Close

Origination Charges	0 Points for the Interest Rate	\$	0			
	Origination Fees to Lender		1,400			
	Lender Credits		0			
	<i>Once you lock the interest rate, the total for this section cannot increase at closing.</i>				\$1,400	
Services You Cannot Shop For	Appraisal Fee	Credit Report Fee			+	
	Lender's Attorney	Other Services Required by Lender			\$852	
	<i>The total for this section cannot be higher than \$937 at closing.</i>					
Services You Can Shop For	Title Services Fee	\$	685			
	Lender's Title Policy		303			
	Borrower's Attorney		300			
				+		
	<i>The total for this section cannot be higher than \$1,417 at closing. But if you choose your own provider, the quoted price does not apply for that service.</i>				\$1,288	
				=	Estimated Settlement Costs \$3,540	
Taxes and Insurance	Transfer Taxes	\$	0		+	
	Recording Fees		175			
	Other Taxes and Government Fees		75		\$250	
Prepays and Escrow	Prepaid Interest	\$ 12.60/day (15 days @ 3.75%)	\$	189		+
	Mortgage Insurance Premium			0		
	Homeowner's Insurance Premium (6 months)			415		\$604
	Mortgage Insurance	\$ 86.72/month for 3 months	\$	260		+
	Homeowner's Insurance	\$ 69.00/month for 3 months		207		
	Tax & Assessments	\$196.52/month for 3 months		590		
	HOA/Condo/Co-op	\$ 0.00/month for 0 months		0		\$1,057
Adjustments	Down Payment/Funds from Borrower	\$	0			
	Deposit		0			
	Cash to Borrower		0		+	
	Seller Credits		0			
	Other Credits and Adjustments		0			
	Closing Costs to be Financed		0			\$0
				=	Estimated Cash to Close \$5,451	

Adjustable Interest Rate Information

Index + Margin	LIBOR+ 4%
Initial Interest Rate	3.75%
Minimum/Maximum Interest Rate	4.25%/9%

Limits on Interest Rate Changes

First Change	3%
Each Subsequent Change	2%

Change Frequency

First Change	Beginning of 85th month
Each Subsequent Change	Every 12th month after first change